

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140683/FH/2024

Date registered valid: 2 August 2024

Proposal: Erection of a part single, part two storey side and two storey rear extension, together with single storey front extension, to form additional living accommodation.

Address: 8 Gwendor Avenue, Manchester, M8 4LE

Ward(s): Crumpsall Ward

Applicant: Singh

Agent (if any): Mr Sam Golding, Gold Sketch Studios Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 September 2024

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 23 August 2024

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 August 2024 Expired: 10 September 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 8 Gwendor Avenue within the north Manchester ward of Crumpsall. The application site relates to a semi-detached, two storey, red brick dwellinghouse with box bay windows and hipped roof. At the time of the site visit, clearance works had begun on site as the property was vacant and the previous attached garage had been demolished. Boundary treatment to the front of the property had been removed and consisted of an open, hardstanding area. Amenity space to the rear of the property consists of a grassed garden, which at the time of the site visit was open to the side and rear boundaries.

Description of area

The surrounding area is residential in context.

Description of development

The submitted application seeks planning permission for the erection of a part single, part two storey side and two storey rear extension, together with single storey front extension, to form additional living accommodation.

The part single storey side extension would have a hipped roof and would wrap into the proposed single storey front extension so aligning to the building line of the bay windows. The proposed single storey front extension creates a new entrance into the property. As such, this element has approximate dimensions of Height: 3.9 x Length: 8.8 x Width: 4.8 metres. The part

two storey side extension would be set back from the primary elevation of the host property by 2.2 metres with approximate dimensions of Height: 7.3 x Length: 6.6 x Width: 4.8 metres.

The two storey rear extension would wrap into the proposed side extension and would be sited against the shared boundary with no.10 Gwendor Avenue with approximate dimensions at the largest point of Height: 7.2 x Length: 1.5 x Width: 5 metres.

The proposal involves the insertion of two windows and a door to the front elevation and a set of bi-folding doors and a window within the rear elevation.

Materials to be used for the proposal would match those within the host property.

Negotiations during the course of the Application

The initial plan submitted for consideration was not considered acceptable to the LPA. The initial plans gave rise to the following concerns:

- The proposed roof form of the two-storey side extension with gable roof would be out of character with the roof form in the immediate streetscene and would not be considered a sympathetic addition in terms of scale, massing and appearance.
- Concern the proposal would result in loss of light to the first-floor side elevation window within no.10 Gwendor Avenue.
- Concern the insertion of windows within the side elevation of the proposed rear extension would give rise to adverse privacy implications as outlined within Policy DC1 within the UDP.
- The insertion of a Juliet balcony to the rear at first floor level was considered unacceptable.
- Concern raised to loss of light from the proposed rear extension to no.10 Gwendor Avenue against the boundary to the enjoyment of the neighbour's rear patio area.
- Concern regarding the lack of boundary treatment surrounding the rear of the site.

A revised plan and supporting information was supplied for consideration and was considered to overcome the issues raised.

Details of a bin store as a result of the proposal were supplied for consideration.

Planning History

139790/FH/2024- Erection of single storey front and side extension including garage conversion.

Approved 25 June 2024.

139273/FH/2024- Erection of single storey front and side extension including garage conversion.

Withdrawn 3 April 2024.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

Issues

POLICY

The National Planning Policy Framework (December 2023)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed and beautiful places.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are Policy DM1 (Development Management), Policy SP1 (Spatial Principles) and Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;

- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

DC1.4 In considering proposals for 2-storey side extensions, the Council will have regard to the general guidance above and also to supplementary guidance to be issued. In particular, the Council will seek to ensure that:

- a. the development potential of the gap between detached and semi-detached houses is capable of being shared equally by the owners or occupiers of the two properties concerned;
- b. the actual or potential result of building the extension will not be the creation of a terracing effect, where this would be unsympathetic to the character of the street as a whole;
- c. the actual or potential result of building the extension will not be the creation of a very narrow gap between the properties, or any other unsatisfactory visual relationships between elements of the buildings involved.

As a guide, and without prejudice to the generality of this policy, the Council will normally permit 2-storey house extensions which, when built, would leave a minimum of 1.52m (5 ft) between the side wall and the common boundary, and which meet the other requirements of this policy. Proposals which cannot meet these requirements will be judged on their merits, but with weight being given to (a) and (c) above.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone (2022-2039)

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of a part single, part two storey side and two storey rear extension, together with single storey front extension, to form additional living accommodation. The revised scheme is considered to overcome the issues raised during the course of the application. The scheme is considered acceptable as many people prefer to alter or extend homes, rather than move, to meet the changing residential needs of families. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwelling house, it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

Potential impact to no.10 Gwendor Avenue:

Prior to the demolition of the garage, no.10 felt built form up to the boundary. As a result of the proposal, the neighbour would feel built form at both levels. The first floor level would be more impactful than the ground floor, given the neighbour benefits from a single storey side extension. Given the proposal would be set back by approximately 2.2 metres at first floor level, this would help create a decent sense of space from the neighbouring property, thus not creating an overbearing feature to the detriment of visual amenity.

During the course of the application, concern was raised that the proposal would result in loss of light to the neighbour's large bathroom facing onto the proposed blank elevation of the two storey extension. During the course of the application, the agent provided information via email dated 16 September 2024 that the window was obscure glazed and related to a bathroom window. In this instance, the harm in terms of loss of light would not be so severe to give rise to significant adverse implications.

The built form at two storey level would extend beyond the applicant's rear building line by 1.5 metres and so sited against the boundary with no.10 Gwendor Avenue. It is noted that the applicant site is due south of the neighbouring property and so the proposal at double storey height could create some loss of light implications to the neighbour's patio area. However, given the projection of the rear extension has been reduced to 1.5 metres and given the proposed roof form would be hipped, the impact to the neighbour would not be so severe to warrant a refusal on the scheme. Further, it is noted there have not been any objections received from the neighbouring property. A two storey extension with a projection of 2.3 metres was approved at no.5 Monica Avenue (see planning reference: 136947/FH/2023). Although the neighbouring scheme benefitted from a less impactful arrangement in terms of the impact of the sun path to the closest neighbour, the reduced projection with a more harmful relationship is therefore considered acceptable in this instance.

No windows would be inserted in the side elevation of the rear extension and the view from the proposed bedroom is not considered to give rise to a significant level of overlooking to no.10 Gwendor Avenue.

Potential impact to no.6 Gwendor Avenue:

No.6 Gwendor Avenue would also be impacted by the proposed two storey rear extension and the extension would be sited 3.3 metres from the shared boundary with no.6. As such, the set in and the hipped roof formation of the two storey rear extension is not considered to give rise to an adverse feature in regard of creating an overbearing feature. Due to the neighbour sitting due south of the applicant site, the proposal is not considered to give rise to adverse loss of light/ overshadowing implications. Whilst a window was initially proposed in the two storey extension facing no.6 this has been subsequently removed from the proposal and as such no adverse privacy implications are expected to occur.

Potential impact to the rear:

Given the rear extension would only project 1.5 metres beyond the applicant's rear building line and given a 3.3 metre two storey projection has been approved at 5 Monica Avenue (see planning reference: 136947/FH/2023), the projected built form is not considered to give rise to an overbearing feature or adverse privacy implications to the neighbours to the rear.

At the time of the site visit, the boundary treatment securing the rear garden had been removed leading to an open amenity space. To improve the privacy for the residents and the surrounding properties plus to help mitigate impact from the built form to come forwards of the existing rear building line, the site plan proposed a 1.8 metre high timber feather lap fencing. Whilst this does not need consent in its own right, the boundary treatment would be conditioned within the decision notice of any approval granted to mitigate the harm of the surrounding properties.

Potential impact to streetscene:

Two bathroom windows are proposed within the side extension and within the decision notice of any approval granted, the windows would be conditioned to be obscure glazed, to protect the privacy of the applicant. A further condition would be attached to any approval granted restricting the further insertion of windows and doors beyond those approved within this consent.

The single storey front extension would involve the projection of built form beyond the primary building line wrapping into the proposed side extension. Given the projection would be minimal (less than 1 metre), it would not cause a visually intrusive feature to the streetscene.

Overall, it is not considered that the proposal would have an adverse impact upon residential or visual amenity. The revised scheme ensures the proposal is considered compliant to policy DC1 of the UDP and Core Strategy policies SP1 and DM1.

Design and Appearance

Part single, part two storey side extension:

Policy DC1.4 of the UDP considers the relationship of new two storey side extensions to ensure a sense of subserviency at the site. In this instance, it is not possible to retain a 1.52 metre gap between the side elevation of the side extension and common boundary. The set back shown at first floor is approximately 2.2 metres and is therefore considered sufficient to ensure a decent level of subserviency at the site. The form of the hipped roof of the two storey side extension ensures the proposal is in keeping with other side extensions in the immediate area including no.13 Gwendor Avenue.

Two storey rear extension:

The projection of the two storey rear extension has been amended during the course of the application to 1.5 metres. This is below the maximum prescribed projection under policy DC1.3 of the UDP and therefore is considered small in nature. The proposal is set away from the shared boundary with the adjoining neighbour thus minimising potential amenity impacts. As such, the design of this element of the proposal is considered acceptable, pursuant to Policy DC1 of the UDP.

Single storey front extension:

The front extension would have a limited projection and would wrap into the proposed side extension. Given the types of front extensions (front porches) that can be achieved through permitted development the front extension is considered modest in nature and the design of this element of the proposal is considered acceptable, pursuant to Policy DC1 of the UDP.

Materials to be used throughout the proposal would match the host property and as such considered acceptable. A materials condition to this effect would be attached to any approval granted.

On balance it is considered that the design and appearance of the proposed development accords with Core Strategy Policies DM1 and EN1 and in general the design is considered acceptable.

Car Parking

The site plan confirms that no changes to car park arrangements would occur as a result of the proposal. This is considered acceptable.

Bin Storage

As a result of the proposal, bins would need to be stored within the front amenity space of the property. Details of an enclosed timber bin store including dimensions, floor plans and elevations were provided for the structure. This is considered acceptable to ensure the bins are securely stored and to not add visual clutter to the front of the property. The details would be conditioned accordingly within any approval granted.

Conclusion

Overall, the proposed development does not create any significant impact in terms of visual or residential amenity. The design and appearance is in keeping with the character of the property and local area. The revised scheme presented is considered to overcome the issues raised.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, a revised plan has been received which is considered to overcome concerns raised and appropriate conditions have been attached to any approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Application Form, stamped as received by the City Council as Local Planning Authority on 2 August 2024.

-Drawing- Site Plan- Existing & Proposed Site Plan, numbered 502 REV 2, stamped as received by the City Council as Local Planning Authority on 16 September 2024.

-Drawing- Proposed- Proposed Plans and Elevations, numbered 003 REV 3, stamped as received by the City Council as Local Planning Authority on 19 September 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Before first occupation, the ground floor WC window and first floor bathroom window as shown on the approved 'Drawing- Proposed- Proposed Plans and Elevations, numbered 003 REV 3', stamped as received by the City Council as Local Planning Authority on 19 September 2024, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

5) The materials used to construct the external elevations of the extensions hereby approved shall match the existing dwellinghouse, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

6) Prior to the first occupation of the development the boundary treatment shall be implemented in accordance with the approved plans 'Drawing- Site Plan- Existing & Proposed Site Plan, numbered 502 REV 2', stamped as received by the City Council as Local Planning Authority on 16 September 2024, and maintained in situ thereafter.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

7) The development hereby approved shall be carried out in accordance with 'Drawing- Site Plan- Existing & Proposed Site Plan, numbered 502 REV 2', stamped as received by the City Council as Local Planning Authority on 16 September 2024, in relation to a secure and ventilated bin storage area.

The bin storage area shall be implemented in accordance with the approved scheme and be in place prior to the first use of the development and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the provision of off-street car parking, and the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

9 Gwendor Avenue, Manchester, M8 4LE
10 Gwendor Avenue, Manchester, M8 4LE
7 Monica Avenue, Manchester, M8 4LJ
5 Monica Avenue, Manchester, M8 4LJ
6 Gwendor Avenue, Manchester, M8 4LE
5 Gwendor Avenue, Manchester, M8 4LE
7 Gwendor Avenue, Manchester, M8 4LE
9 Monica Avenue, Manchester, M8 4LJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: NORTH AREA